

101.0

0001

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,196,900 / 1,196,900

APPRAISED: 1,196,900 / 1,196,900

USE VALUE: 1,196,900 / 1,196,900

ASSESSED: 1,196,900 / 1,196,900


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45		OLDHAM RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SAUNDERS CHRISTOPHER H &	
Owner 2:	SAUNDERS ELIZABETH A	
Owner 3:		

Street 1: 45 OLDHAM ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TALANIAN GAAR E & LORI -

Owner 2: -

Street 1: 45 OLDHAM ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .285 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Clapboard Exterior and 3628 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12432	Sq. Ft.	Site			0	70.	0.64	4									555,074						555,100	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct				
101	12432.000	641,800			555,100	1,196,900														
Total Card	0.285	641,800			555,100	1,196,900							Entered Lot Size							
Total Parcel	0.285	641,800			555,100	1,196,900							Total Land:							
Source:	Market Adj Cost				Total Value per SQ unit /Card:	329.91	/Parcel:	329.91						Land Unit Type:						

PREVIOUS ASSESSMENT										Parcel ID		101.0-0001-0002.A						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022	101	FV	641,800	0	12,432.	555,100	1,196,900		Year end	12/23/2021								
2021	101	FV	623,500	0	12,432.	555,100	1,178,600		Year End Roll	12/10/2020								
2020	101	FV	623,500	0	12,432.	555,100	1,178,600	1,178,600	Year End Roll	12/18/2019								
2019	101	FV	466,300	0	12,432.	555,100	1,021,400	1,021,400	Year End Roll	1/3/2019								
2018	101	FV	466,300	0	12,432.	475,800	942,100	942,100	Year End Roll	12/20/2017								
2017	101	FV	466,300	0	12,432.	444,100	910,400	910,400	Year End Roll	1/3/2017								
2016	101	FV	466,300	0	12,432.	380,600	846,900	846,900	Year End	1/4/2016								
2015	101	FV	352,900	0	12,432.	341,000	693,900	693,900	Year End Roll	12/11/2014								

SALES INFORMATION			TAX DISTRICT						PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
TALANIAN GAAR E	1470-59		5/1/2015			1,075,000	No	No							
	1125-53		4/15/1994			210,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/4/2018	553	Addition	40,000	C					4/29/2016	Sales Review	PT	Paul T											
4/26/2018	497	Porch	400	C					7/22/2015	Meas/Inspect	PC	PHIL C											
4/24/1998	231	Addition	90,000						6/10/2009	Measured	189	PATRIOT											
									11/9/1999	Mailer Sent													
									10/25/1999	Measured	256	PATRIOT											
									7/30/1998		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / /

